



## CEDAR HOLLOW SPRING NEWSLETTER 2018

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We anxiously await spring after seeing late snowfall and a very cold winter, but we are on our way to spring! Please take the time to read this newsletter so that you are informed of the board's activities that directly affect everyone.

If you are a new resident in the community, WELCOME! We hope you will become involved in the community and even contribute to its community of volunteers. We have some ideas for new committees such as a garden committee and someone suggested a community clean up day where we can do some power-washing of front steps, clean up the wrought iron railings, enhance entrances. Come to our next board meeting on April 24<sup>th</sup> at the Congregational Church to be part of the conversation. All meetings are the fourth Tuesday of every month at 6:30 unless posted otherwise.

There are a few other jobs we could use volunteers for and they don't require a board position. We are looking for people for each building to distribute mailers and be a contact person for the building. We also would like any suggestions you might have to contribute to the association. Volunteers are the strength of community living.

Happily, it is time to please put away shovels and your salt containers and get ready for flowers. Make yourself aware of the rules regarding plantings in the common areas. The front beds are cared for by our landscaping company, so no planting is allowed but potted plants are allowed on the steps and front porches if you wish as well as the designated area at the front of your deck. If you have questions, see a board member or call Management. Look around the common areas and make sure your area is in compliance with your community. (Reminder - bikes, toys, towels and beach chairs are not to be kept on front porches).

A few notes up front to catch everyone's attention:

- PLEASE direct any guests, vendors, realtors of your unit to the correct visitor parking. We have had several unit owners blocked out of their assigned parking both day and night. Please make your household aware of the parking rules. If your unit has more than two automobiles on the property you must make arrangements for extra parking or risk being towed per the parking rules. For more information please call Phoenix Property Management. Residents are people who spend more than 10 nights in a 30-day period in your unit.
- The cost of mailing continues to rise. If we do not have your current email, please send it to [cedarhollowcondos@gmail.com](mailto:cedarhollowcondos@gmail.com) or management. This email is used for our distribution of info only to try and keep mailing costs down.
- If you want to spruce up your front door with fresh paint, let Mandie know and we will provide the paint.

### Spring Projects:

We will be doing some planting and soon hope to publish a long-term landscaping plan. Please take pride in your community and pick up papers and trash you find in your area.



**Pool Time on the Horizon:** Believe it or not we are already scheduling the pool opening. We will plan to open Memorial weekend, weather and pool readiness permitting. Thank you to all those who volunteered, and it should make less work for the many hands. We will plan to meet in mid-May and we will send you a notice of time and day by email. Pool rules are posted at pool, on the website and will be sent out to all that we have contact for. If you use the pool know that there is no paid clean-up crew. Take care of and pride in your property please.

**IMPORTANT:** Please take the COVER OFF of your A/C unit; clean and fold it and keep it inside for next year. DO NOT LEAVE OUTSIDE OR ON YOUR DECK to blow into the yard. Reminder, do not use tarps as they

allow moisture to damage the unit. IF THE POWER TO YOUR A/C HAS BEEN TURNED OFF, PLEASE CHECK THE SWITCH IN THE METAL BOX (ON THE SIDE OF BUILDING NEAR YOUR A/C) IS FLIPPED TO THE ON POSITION. Please call Phoenix if you have any questions or problems.



**HELPFUL HINT:** Here are two tips to clean up the winter dirt and mold. Works wonders but do it on a warm and sunny day.

First sweep and remove surface dust and debris. Pour straight white vinegar on any deeply soiled or moldy and let sit in the sun for a few hours and then sweep and rinse. (Also works on cement steps) OR Mix one cup regular laundry detergent with 1 gallon hot water. If mold, add 1 cup chlorine bleach to the mixture. Apply with a soft bristle brush or push broom and let it sit for 20 minutes, then rinse the deck well and sweep off excess water.

## RENOVATIONS

Are you doing any renovation in your unit? Make sure you check your documents or with the Phoenix Property Management to see if any **TOWN PERMITS** or board permissions are required. No footprints may be changed in units. This is also important to ensure **insurance** coverage. Keep in mind the aluminum electrical wiring implications and insurance issues regarding your responsibility.

Please be aware of bulky waste and recycling rules. All this is either in your Association book or has been distributed as separate notices and you can check with a board member, our website is located at [www.cedarhollowcondos.com](http://www.cedarhollowcondos.com) or Phoenix.

**All vendors** doing work in units must present the association (through Phoenix) with their license and insurance information. This is an insurance issue for all of us and owner's responsibility.

## IMPORTANT REMINDERS



- **Do not** store or place anything under or between the decks.
- **Grills may no longer be on decks per the new state fire code. Fire code is 10ft from dwelling and that is just at front of deck but not near AC or other utilities.**
- **NO** car repairs or oil changes are to be done on our property. You are responsible for any cleanup of leaking oil and neglect will result in financial expense billed to owner. Oil breaks down the tarmac.
- When **washing car**, please do not leave hose running or soap on the driveway. Commercial car wash recycles their water.
- **Pets** must be walked on LEASH to the perimeter of the property (this means behind the units at the edge of the property; NOT ISLANDS/MAILBOXES) to relieve themselves, **bag it and dispose properly**. Do not allow your pets to urinate or defecate on any unit lawn, your neighbor's unit or the **islands** in the parking lots. It damages the grass and you will be responsible for the cost of repairs. Please keep in mind we have many children who play in the grassy areas in the complex. These are Rocky Hill ordinances.  
No pets may be tied up anywhere on the property. Pets must be LEASHED at all times on the common property.
- We have several complaints from all over the complex about people not observing common courtesy about smoking. Some have serious health issues that makes this a real issue and others do not want to have second hand smoke. Please observe common rules before we have to create a rule or ban.
  - PLEASE do not smoke on front steps where your smoke goes into their front windows and door.
  - PLEASE do not smoke on back deck as the smoke goes right into their back door.
  - PLEASE do not throw your butts into any of the common area OR runoff drains.



**CHILDREN AT PLAY;** We have a lot of children in the complex that will be enjoying getting out in the fresh air. Please observe the speed limits and be on the outlook for them in the parking lot. They are often out at the busiest time of day when you are coming home. Please remind all the **drivers in your household** as well as your **guests**. Thank you for your cooperation as we all want to avoid any tragedies. **10 MILES PER HOUR**

*Thank you, YOUR VOLUNTEER BOARD*